

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.

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POLICY AND PROCEDURES

FAIR HOUSING

Purpose: To establish a fair housing policy for Section 23

Scope: Deep Creek Section 23 is a diverse community which contains both single family and multifamily or alternative use purposes. Within our community we have the capacity for group homes including non-traditional residences of six (6) or fewer unrelated individuals who meet the specifications and requirements of the Federal Fair Housing Act and the Florida Fair Housing Act (Florida Statute §760.20-760.37) while respecting the private property rights of individual property owners who agreed when purchasing their property in Deep Creek Section 23 to be bound by restrictive covenants.

Procedure: It is the policy of Section 23 Property Owner's Association, Inc. to accommodate such alternative uses within the Section 23 community. Florida Statute §419.001(2) defines a community residential home as a dwelling unit licensed to serve clients of HRS and shall be deemed a single family unit and a noncommercial, residential use for the purpose of local laws and ordinances.

Owners seeking a non-traditional residence must notify the Association and provide to the Association a list of the residents, a list of the caretakers with contact information and a copy of screening documentation submitted to the State of Florida and Charlotte County which proves a protected disability or handicap of any prospective resident and that no other reasonable accommodation within the community could be made. An owner seeking an alternative use must, prior to the alternative use and commencement of residency, provide the Association with documentation as to the nature of the claimed disabilities, the length of time the residents have been together if any, whether there are reasonable alternatives and whether the use would present an undue financial burden on the Association or where the group home undermines a basic purpose of the restrictions.

Adopted: May 26, 2016